



#### NOTES

- TAX MAP: 029-3-14-0001
- ZONE: R-3C
- LOT AREA: 8,400 SQUARE FEET
- MINIMUM REQUIRED YARDS:

FRONT:	=	20 FEET
SIDE:	=	8 FEET, BUT A TOTAL MINIMUM OF 20 FEET
REAR:	=	25 FEET
- HEIGHTS:

DWELLING	=	25 FEET
STOOP	=	1.3 FEET
FENCES	=	AS NOTED
PROPOSED ADDITION	=	20 FEET TO MID POINT ROOF & EAVE
DECK	=	8 FEET
PROPOSED DECK	=	8 FEET
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. ALL UTILITIES ARE UNDERGROUND.
- THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
- ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS NOTED AS PROPOSED.
- THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
- THERE ARE NO FLOOD PLAINS, FLOOD HAZARD AREAS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- APPROXIMATE FLOOR AREAS:

EXISTING DWELLING:	3,039 SQUARE FEET
PROPOSED ADDITION:	433 SQUARE FEET
FLOOR AREA OF ADDITION	EQUALS 14% OF THE EXISTING FLOOR AREA
LOWEST LEVEL EXCLUDED (CELLAR)	
- REAR YARD SETBACK AREA COVERAGE:

25' REAR YARD	=	2,333 S.F.
EXISTING COVERED AREA	=	337 S.F. (14.5%)
PROPOSED COVERED AREA	=	331 S.F. (14.2%)

Application No. SP 2010-HM-031

*Approved*

*John P. Riddle*

Chairman, Board of Zoning Appeals

PLAT  
SHOWING THE IMPROVEMENTS ON  
LOT 1  
**CARTER'S GREEN**  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1" = 10' MARCH 3, 2009  
FEBRUARY 23, 2010 (REVISED)

RECEIVED  
Department of Planning & Zoning  
MAR 19 2010  
Zoning Evaluation Division

CASE NAME: WANG & FU, TRS.	GRAPHIC SCALE 0 10 20
BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET, BOUNDARY SURVEY NOT PERFORMED. PLAT SUBJECT TO RESTRICTIONS OF RECORD AND NO TITLE REPORT IS FURNISHED.	REQUESTED BY: JIE ZHANG
COMMONWEALTH OF VIRGINIA PATRICK A. ECKERT LIC. NO. 2645 02/23/10 LAND SURVEYOR	I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.
ALEXANDRIA SURVEYS INTERNATIONAL, LLC 6210 NORTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22303 TEL. NO. 703-660-6615 FAX NO. 703-768-7764	